



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.
Rochester Hills, MI 48309
248.656.4630
www.rochesterhills.org

Legislative File No: 2021-0426 V4

TO: Mayor and City Council Members

FROM: Sara Roediger, Director of Planning and Economic Development, ext. 2573

DATE: April 1, 2022

SUBJECT: Request for Final Site Condominium Plan Approval for Camden Crossing Condominiums, City File No. 19-031, Jim Polyzois/Camden Crossing, Applicant

REQUEST:

Approval of the Final Site Condominium Plan for Camden Crossing Condominiums, a proposed 25-unit, detached single-family development on 9.36 acres 472 W. Hamlin Rd., located on the north side of Hamlin Rd., between Livernois and Rochester Rd. The site is zoned R-3 One Family Residential with the MR Mixed Residential Overlay District, and the applicant is opting to develop under the MR overlay district provisions.

BACKGROUND:

The site is surrounded by other single family developed properties, with the MR overlay district extending to the west and east. Additionally there is a church located to the south/east of the site and a school located to the east. The condominium unit density will be 2.67 units per acre and the lots will be accessed via a new private road accessed from Hamlin, Cardinal Lane. The Master Deed and Bylaws will be reviewed as part of the permitting process.

City Council approved the Preliminary Site Condominium Plan on November 15, 2021, after a unanimous recommendation of approval from the Planning Commission on October 19, 2021. The various City departments have no issues with the Final Plan, which is consistent with the Preliminary Plan. The Final Plan was recommended for approval at the March 15, 2022 Planning Commission meeting with minor comments in the attached resolution. Please see the attached minutes for details of the meeting.

RECOMMENDATION:

Staff and the Planning Commission recommend approval of the Final Site Condominium Plan for Camden Crossing Condominiums, City File No. 19-031, consisting of 25 units on 9.38 acres located on the north side of Hamlin Rd., between Livernois and Rochester Rd.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy City Clerk		

Contract Reviewed by City Attorney Yes N/A